

116.0

0010

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

695,800 / 695,800

USE VALUE:

695,800 / 695,800

ASSESSED:

695,800 / 695,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
266		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANKERS INGRID I / TRUSTEE
Owner 2:	INGRID I DANKERS TRUST
Owner 3:	

Street 1: 16 KENNEY RD

Street 2:

Twn/City: MEDFIELD

St/Prov: MA Cntry: Own Occ: N

Postal: 02052 Type:

PREVIOUS OWNER

Owner 1: DANKERS INGRID -

Owner 2: -

Street 1: 16 KENNEY ROAD

Twn/City: MEDFIELD

St/Prov: MA Cntry:

Postal: 02052

NARRATIVE DESCRIPTION

This parcel contains 10,609 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Aluminum Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10609		Sq. Ft.	Site		0	70.	0.70	5									516,789						516,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10609.000	179,000		516,800	695,800		75064
							GIS Ref
							GIS Ref
							Insp Date
							09/04/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 116.0-0010-0005.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	179,000	0	10,609.	516,800	695,800	695,800	Year End Roll	12/18/2019	
2019	101	FV	163,500	0	10,609.	524,200	687,700	687,700	Year End Roll	1/3/2019	
2018	101	FV	163,500	0	10,609.	391,300	554,800	554,800	Year End Roll	12/20/2017	
2017	101	FV	163,500	0	10,609.	354,400	517,900	517,900	Year End Roll	1/3/2017	
2016	101	FV	163,500	0	10,609.	339,600	503,100	503,100	Year End	1/4/2016	
2015	101	FV	162,700	0	10,609.	287,900	450,600	450,600	Year End Roll	12/11/2014	
2014	101	FV	162,700	0	10,609.	273,200	435,900	435,900	Year End Roll	12/16/2013	
2013	101	FV	162,700	0	10,609.	259,900	422,600	422,600		12/13/2012	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANKERS INGRID,	69032-350		3/21/2017	Convenience		1	No		
DANKERS IMANTS	51191-594		5/19/2008	Family		1	No		
	13426-396		4/1/1978		45,000	No	No	Y	

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Measured	372	PATRIOT
5/6/2000	Inspected	264	PATRIOT
2/15/2000	Measured	263	PATRIOT
9/3/1993		AJS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH			
Type:	19 - Ranch	Full Bath:	1	Rating:	Average				
Sty Ht:	1 - 1 Story	A Bath:		Rating:		EST BMT SINK IN BSMT.			
(Liv) Units:	1 Total: 1	3/4 Bath:	1	Rating:	Fair	40			
Foundation:	1 - Concrete	A 3QBth:		Rating:					
Frame:	1 - Wood	1/2 Bath:		Rating:					
Prime Wall:	3 - Aluminum	A HBth:		Rating:					
Sec Wall:	%	OthrFix:		Rating:					
Roof Struct:	1 - Gable	RESIDENTIAL GRID							
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	1st Res Grid	Desc: Line 1	# Units: 1	
Color:	WHITE	A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O		
View / Desir:		Frp:	1	Rating:	Average	Other			
GENERAL INFORMATION		WSFlue:		Rating:		Upper			
Grade:	C - Average								
Year Blt:	1954	Eff Yr Blt:		Totals	RMs: 5	BRs: 1	Baths: 1	HB	
Alt LUC:		Alt %:							
Jurisdic:		Fact:	.						
Const Mod:									
Lump Sum Adj:									
INTERIOR INFORMATION		DEPRECIATION		REMODELING		RES BREAKDOWN			
Avg Ht/FL:	STD	Phys Cond:	AV - Average	31.	%	No Unit	RMS	BRS	FL
Prim Int Wall:	1 - Drywall	Functional:			%	1	5	1	
Sec Int Wall:	%	Economic:			%				
Partition:	T - Typical	Special:			%				
Prim Floors:	3 - Hardwood	Override:			%				
Sec Floors:	%	Total:	31	%		Totals			
						1	5	1	
								40	
								26	
								FFL	BMT
								(1040)	
								4	
								SUB AREA	
								SUB AREA DETAIL	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0010-0005.



AssessPro Patriot Properties, Inc

SKETCH

WITH FEATURES

COMMENTS

Type:	19 - Ranch		Full Bath	1	Rating:	Average	EST BMT SINK IN BSMT.
Sty Ht:	1 - 1 Story		A Bath:		Rating:		
(Liv) Units:	1	Total: 1	3/4 Bath:	1	Rating:	Fair	
Foundation:	1 - Concrete		A 3QBth		Rating:		
Frame:	1 - Wood		1/2 Bath:		Rating:		
Prime Wall:	3 - Aluminum		A HBth:		Rating:		
Sec Wall:		%	OthrFix:		Rating:		RESIDENTIAL GRID

Roof Struct: 1 - Gable

GENERAL INFORMATION

Grade: C - Average		CONDO INFORMATION		Lower	
Year Blt: 1954	Eff Yr Blt:	Location:		Totals	RMs: 5 BRs: 1 Baths: 1 HB
Alt LUC:	Alt %:	Total Units:			
Jurisdict:	Fact: .	Floor:			
Const Mod:		% Own:		Exterior:	No Unit RMS BRS Fl
Lump Sum Adj:		Name:		Interior:	1 5 1
REDEMPTION					

INTERIOR INFORMATION

DEPRECIATION

Phys Cond: AV - Average	31.	%	Kitchen:		
Functional:		%	Baths:		
Economic:		%	Plumbing:		
Special:		%	Electric:		
Override:		%	Heating:		
Total:		31	%	General:	
				1	5
					Totals

CALC SUMMARY

IMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	128.24	
Special Features:	0	Val/Su Net:	86.06	
Final Total:	179000	Val/Su SzAd	172.12	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,040	44.720	46,512	BMT	100	RRM		25 A	
FFL	First Floor	1,040	128.240	133,367						
<hr/>										
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Net Sketched Area:		2,080	Total:	179,879						
Size Ad	1040	Gross Are	2080	FinArea	1300					

IMAGE

AssessPro Patriot Properties, Inc